



A 101 HECTARES (250 ACRES)
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY

Rera No.:
UPRERAPRJ235739
<https://up-rera.in/projects>



ACRES OF LUXURY BOUNTY OF NATURE

GAURS
your own world

GAUR
WATERFRONT
PLOTS
1ST B PARKVIEW | GAUR YAMUNA CITY



A BED OF ROSES
**CARPET
OF GREENS**

Disclaimer:
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MOMENTS OF PRIDE
ROMANCE
FOR A LIFETIME



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A DREAM FOR MANY REALITY FOR THE FEW

Introducing

GAUR
WATERFRONT
PLOTS

1ST B PARKVIEW | GAUR YAMUNA CITY

Ultra-premium plots overlooking a panoramic water-body

Acres of scenic vistas, landscaped parks, relaxed environs and salubrious climate, Gaur Waterfront Plots is meticulously planned to offer you complete respite from the hustle and bustle of city life as you delve into the serene beauty of nature. It is undoubtedly a blessed eco-system that will work its magic on you and your loved ones to explore an invigorating lifestyle amidst a plethora of exhilarating activities.

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AWAKEN TO BREATHTAKING LAKE-SIDE LUXURY

Get mesmerized by the enchanting Yamuna Lake, acres of vistas and an abundance of nature. Where fresh breeze invigorates your senses & calms your mind, melodic birds chirping awakens you every morning; where each day is filled with exhilarating joy or just pure relaxation.



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CELEBRATE THE RICH HERITAGE

Explore the grand world of 1st Parkview in the heart of Gaur Yamuna City. The plotted development is poised to amaze its residents by enriching their lifestyle and transforming the landscape of GYC to the next-level. Enjoying township's most loved location, it is surrounded by a broad gamut of ultra-modern facilities. Come and be a part of this privileged community where life will be a celebration.

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STEP INTO YOUR WORLD OF
LEISURE & RECREATION

A pampering retreat that will ensure that residents' leisurely moments are enriched by timeless memories



Swimming Pool



Gymnasium



Multipurpose Hall



Open Party Area



Indoor Play Area: Table Tennis,
Pool, Chess / Carrom, Foosball



Artist's Impression

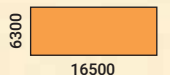
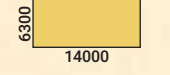

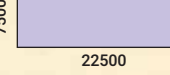
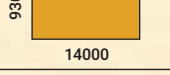

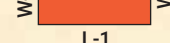
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GAUR
WATERFRONT
PLOTS
1ST B PARKVIEW | GAUR YAMUNA CITY

SITE PLAN

AREA CHART			
Sr. No.	Description	In Sq. M.	In Acres
01	Total Plot Area	40059.50	9.90

LEGEND	
PLOT SIZES	
	103.95 SQ. MTR.(124 SQ. YD.)
	88.20 SQ. MTR.(105 SQ. YD.)
	205.22 SQ. MTR.(245 SQ. YD.)
	168.75 SQ. MTR.(202 SQ. YD.)
	130.20 SQ. MTR.(156 SQ. YD.)
	198.10 SQ. MTR.(237 SQ. YD.)
	OTHER PLOT

NOTE:- ALL DIMENSIONS ARE IN MM.












Gaurs Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vide Book No-1, Voll No-13251, Page No-299 to 450, Registration / Document No-11798, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 22-05-2013. Part 2 Vide Book No-1, Voll No-14222, Page No-85 to 134, Registration / Document No-24479, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 05-10-2013. Part 3 Vide Book No-1, Voll No- 14828, Page No-227 to 282, Registration / Document No-781, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 09-01-2014. Part 4 Vide Book No-16236, Page No-189 to 242, Registration / Document No-20325, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 27.06.2014, Part 5 Vide Book No-1 Voll No. 16526, Page No-107 to 162, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 31-07-2014. Project Approval No. 6th Parkview: PLG/(BP)-29/40072/2017/27 Dated 15-11-2017, 2nd & 32nd Parkview: Letter No-YEA/PLG/(BP)-62/19003/2016 Dated 31-03-2017, 3rd & 6th Parkview: Letter No-YEA/PLG/(BP)-62/54470 Dated 10-04-2018. Gaurs Runway Suites: Letter No-YEA/PLG/(BP)-96/79424 Dated 07-02-2019, 7th Parkview: Letter No-YEIDA/PLG/BP-62/901/2020 Dated: 14/10/2020. by Yamuna Expressway Industrial Development Authority. 1st A Parkview, a part of revised layout plan of Gaurs Yamuna City sanctioned vide YEIDA Letter no YEA/PLG/BP-62/901/2020. Map sanctioned of Gaurs Yamuna City Township Project, vide letter Ref. No. Y.E.A/PLANNING / BP-62/19003/2016 Dated: 31/03/2017. by Yamuna Expressway Industrial Development Authority. All images, perspective, specifications, features, figures, are only indicative and not a legal offering. All project related sanctions any other statutory compliance can be seen in person at our office. 1 sq. mtr.= 10.764 sq. ft. 1 acre=4047 sq. mtr. (approx.), 1 sq. yd. = 0.84 sq. mtr. (approx.)



YAMUNA EXPRESSWAY

A city that never ceases to bedazzle your senses

Gaur Yamuna City is an integrated township, spread over a massive 101 hectares (250 acres) of land. Thoughtfully planned as one-of-the-biggest amalgamations of residential, commercial, retail, recreation and fun, it is meticulously planned to offer you a lifestyle that you had been waiting for so many years.

-  An Integrated Township of 101 Hectare (250 Acres) just 8-10 kms* from upcoming Noida International Airport.
-  Picturesque Yamuna Lake Park with Boating Facility.
-  Beautiful Landscaped area.
-  Possession Started & Families have moved in the Group Housing and Villa Projects.
-  Operational GYC Galleria Convenient Shopping Center.
-  India's Tallest Statue of Lord Krishna standing at 108 feet tall atop a temple (under construction).
-  Operational Gaur International School.
-  More than 4 km. road infrastructure in place.
-  Rain water harvesting, sewage treatment plant and solid waste management system.
-  Developing Spectacular Cricket Ground, Tennis, Badminton, Volleyball, Basketball, Skating Rink, Athletic Track & more within the township.
-  Developing the Biggest Commercial hub of Yamuna Expressway - Aerocity Yamuna - Commercial Plots with 100% ground coverage and construction approval upto 9 Times Floor Area.

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A 101 HECTARES (250 ACRES)
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY

MASTER PLAN

LEGEND

1. YAMUNA DWAR
2. SANGAM DWAR
3. CAPITOL HILL GATE

A. MASTER PLAN COMMERCIAL

- GAURS RUNWAY SUITES
- THE HUB
- PETROL PUMP
- MULTI LEVEL CAR PARKING
- COMMERCIAL FOOT PRINT

B. SCHOOL / INSTITUTIONAL

- EDUCATIONAL PLOTS

C. CONVENIENT / SECTOR SHOPPING

- ### D. DISPENSARY
- NURSING HOME (NH)

E. GYC GALLERIA

GR-01. ECO PARK

- LAKE YAMUNA
- CHILDREN PARK
- PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE & BIRD WATCHING

GR-02. RECREATIONAL GREEN AREA (SPORTS PARK)

- OPEN AIR THEATER
- CHILDREN PLAY AREA
- CRICKET GROUND
- OTHER SPORTS FACILITIES

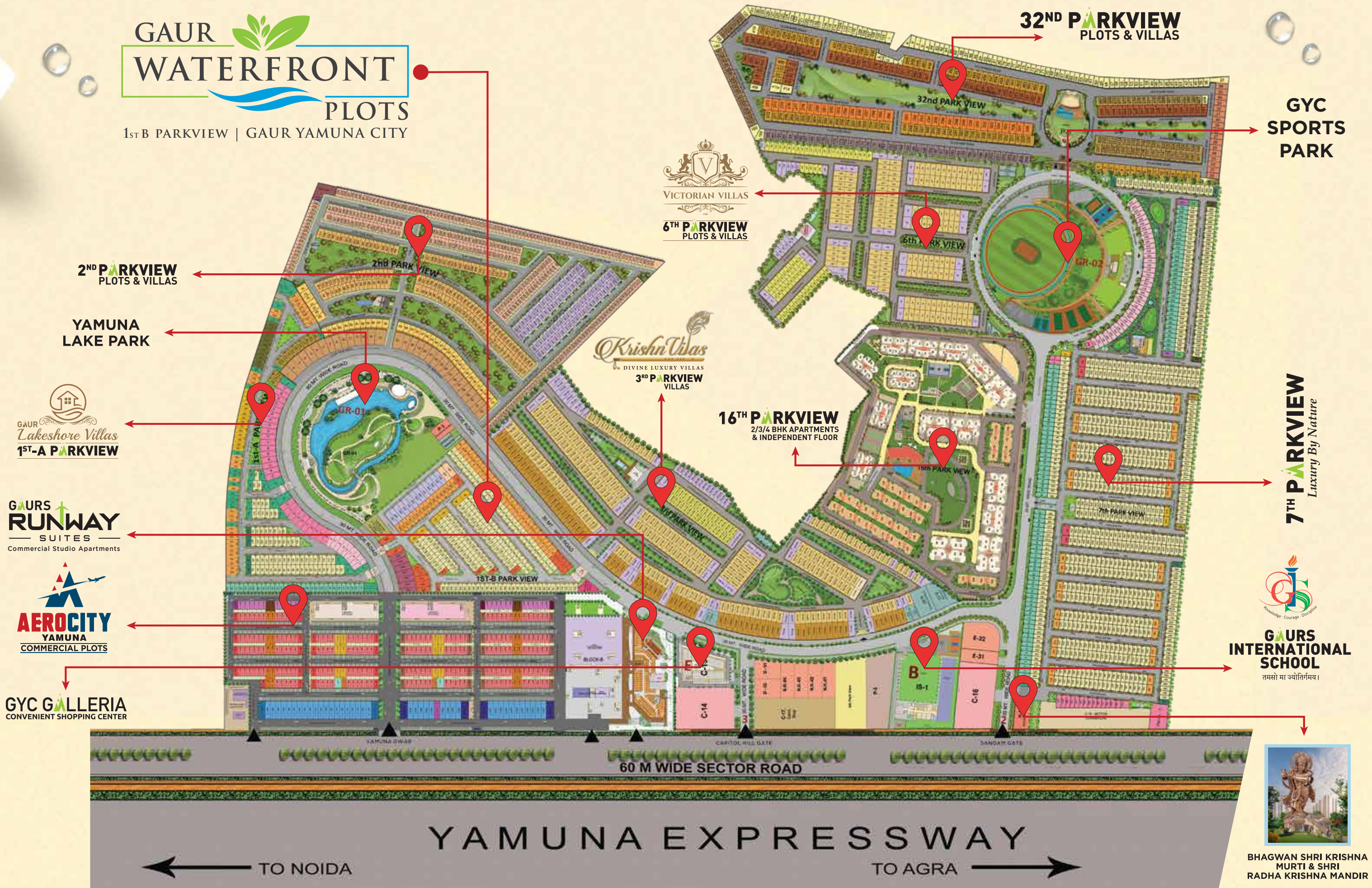
FACILITIES

- RELIGIOUS PLOT
- MILK BOOTH
- CLUB FACILITIES



GAUR WATERFRONT PLOTS

1ST B PARKVIEW | GAUR YAMUNA CITY



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YAMUNA EXPRESSWAY

A billion-dollar location for generations

Welcome to NCR's one of the most flourishing real estate destinations. With a number of ongoing world-class developments and meticulous expansion, it is rapidly changing the face of entire Delhi-NCR.

- World-class 165 km Yamuna Expressway
- India's longest 6-lane controlled-access expressway
- Robust Infrastructure
- Superfast Connectivity
- Close to upcoming Noida International Airport
- Upcoming 1000-acre Film City
- Proposed Metro Connectivity
- Intersects with Eastern Peripheral Expressway
- Next to Delhi Mumbai Industrial Corridor (DMIC)
- Buddh International F1 Circuit
- A large number of IT & ITES companies
- Wider roads with huge scope for expansion
- Massive Industrial Projects planned by Government - Textile City, Electronic Manufacturing Zone, Toy City, Heritage Corridor, Logistics Hub, Metro Coach Manufacturing, Aviation & Transport Hub & more.
- Major Industrial Investment in the region from - Patanjali, Adani, Vivo, Microsoft, Infosys & many other.



- INDIA'S BIGGEST (UPCOMING) 1000 ACRES FILM CITY**
- Dedicated Infotainment Zone with all world-class civil, public & technological facilities.
 - Industrial area (studios, sets) will spread over 780 acres
 - The remaining 220 acres for commercial purposes
 - Proposed as meticulous development of 5 zones



UPCOMING NOIDA INTERNATIONAL AIRPORT AT JEWAR

- Proposed as a 5-runway airport.
- Proposed to handle 5 million passengers per annum (MPA) initially.
- Asia's Largest & World's 4th Largest Airport.
- Upto 60 MPA after its expansion over a period of 30 year.

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Disclaimer:
All information above is in reference from newspapers and news portals.

Project Specifications (1st B Parkview)

Total Site Area	40059.50 Sqm.	(9.90 Acre)
Plotted Area	26188.57 Sqm.	[65.37%]
Green Area	948.71 Sqm.	[2.37 %]
Road Area	11716.28 Sqm.	[29.25%]
ESS /CSS	5.94 Sqm.	[0.01%]
Community Hall / Club Area	800 Sqm.	[2.0 %]
Milk booth Area	400 Sqm.	[1.0%]

Total No. of Plots: 254

Plot Size , Entry and location - As per GYC 1ST B PARK VIEW site plan sanctioned with plot dimension, Plot Entry marked and plot area detail . Plot set back as per YEIDA Authority norms.

Entrance Gateway
GATE - 1

- 6.5m wide opening with M.S gate as detail and design.
- Guard room + Toilet's for guard on ENTRY GATE-1, As per detail.
 - Flooring - Granite stone/ Tile
 - Internal walls - Beige tiles till 2.4m from FFL
 - External walls - Paint over plaster
 - Doors & windows – UPVC / Aluminium frame with glass
- Guard room top structure elements as detail and design.
- Entrance Gate [Entry part] - Flooring Pattern in granite stone & sandstone / paver block as detail.

GATE - 2

- 6.5m wide opening with M.S gate as detail and design.
- Guard room on ENTRY GATE-2, As per detail.
 - Flooring - Granite stone/Tile
 - Internal walls - Beige tiles till 2.4m from FFL
 - External walls - Paint over plaster
 - Doors & windows – UPVC / Aluminium frame with glass
- Entrance Gate [Entry part] - Flooring Pattern in granite stone & sandstone / paver block as detail.

- Internal Roads** (9m wide right of way & 12m wide right of way):- Interlocking tile/ VDF finished road with walking path & street light as per architecture layout.
- GREEN AREAS:-**
 - Landscape features

- Under ground water tank & pump room
As per services drawing.
- ESS/CSS & METER ROOM**
 - Meter room for 1st-B PARK VIEW
 - ESS/CSS as marked in drawing / capacity as per detail
 - Feeder Pillars Provided as detail enclosed by green strip
 - DG sets only for common area street lights & external common services.

Club Specifications for 1st A & 1st B

Club (Land Area-800 Sqm.)

- Multipurpose Hall (Ground floor)**
 - Covered Area - 139.36 sq. mtr. / 1500 sqft. (approx)
 - Flooring - Vitrified Tiles
 - Ceiling - POP finished with paint
 - Walls - Paint over Plaster
 - Male & female toilet .
- Indoor play area + Gym (on First floor)**
 - Area - 139.36 sq. mtr. / 1500 Sqft.. (approx)
 - Flooring - Vitrified Tiles
 - Ceiling - POP finished with paint
 - Walls - Paint over Plaster
 - Table tennis table - 1 No.
 - Pool Table - 1 No.
 - Chess carrom board - 1 No.
 - Foosball table - 1 No.
 - Equipments - Treadmill - 1 No., Bikes- 1 Nos. , Benches- 1 No., Dumbbells with rack- 2 set.
- Pool (Main)**
 - Pool Area- 800 sq. ft. (with independent standalone filter system)
 - Pool depth - 1.1 mtr. (max.)
 - Finishes- Tiles
 - Pool deck area - finished with tile flooring
 - Changing Room - Male & Female with shower & w.c.
- Club Green**
 - Open Party area outside Hall- Natural grass/ Shrubs/Plants
 - Lighting- Street Light poles
 - Parking- Paved (As sanction drawing.)
- Staircase**
Stone flooring as selection & railing as design.



Jai Shri Krishna

**G AUR
YAMUNA
CITY**

YAMUNA EXPRESSWAY

*is blessed with India's tallest statue of
Lord Shri Krishna standing majestically
at 108 feet height atop a grand Temple
(Under development)*

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THE RIVER OF KNOWLEDGE FLOWS AGAIN

OPERATIONAL 3RD SCHOOL AT YAMUNA EXPRESSWAY

ARTIST'S IMPRESSION



ACTUAL IMAGE



**GAURS
INTERNATIONAL
SCHOOL**

तमसो मा ज्योतिर्गमय ।

@

GAUR YAMUNA CITY, YAMUNA EXPRESSWAY

AFTER THE SUCCESS OF TWO BRANCHES OF GAURS INTERNATIONAL SCHOOL AT GAUR CITY WITH 3500+ STUDENTS, WE BRING THE PREMIER EDUCATIONAL INSTITUTE TO GAUR YAMUNA CITY. EQUIPPED WITH WORLD-CLASS FACILITIES AMIDST TOP NOTCH INFRASTRUCTURE AND AN INTERNATIONAL CURRICULUM, GAURS INTERNATIONAL SCHOOL BELIEVES IN NURTURING YOUR CHILD IN EVERY ASPECT.

HIGHLIGHTS

AC Classrooms | Best Teacher Student Ratio | Smart Classrooms With Projectors
| Amphitheatre | Music, Art & Dance Room | Medical Room | RFID Enabled ID Cards
| CBSE Based Curriculum | Cricket Pitch | Football | Volley Ball | GPS Enabled Buses*

*PROCURING SOON

ADMISSIONS NOW OPEN FOR SESSION 2022-2023

NURSERY TO 8TH STANDARD

www.gaursinternationalschool.com

SUCCESS FOUNDED
ON TRUST



Ever since its inception in the year 1995, Gaurs has been revered as an icon of excellence in the world of real estate. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, Gaurs' stress on customer's trust has become the winning mantra.

The pointed, unnerving focus on creating a better tomorrow has been the driving force at Gaurs. It is our foresight, eye for perfect locations and excellence in execution that has earned us a much-deserved success throughout our long journey. And armed with the confidence and verve to enrich lives, one can safely say that the future belongs to Gaurs.



REALTY+ CONCLAVE AND EXCELLENCE AWARDS - NORTH 2024
BEST SELLING
PROJECT OF THE YEAR
- GAUR NYC RESIDENCES



REALTY+ CONCLAVE AND EXCELLENCE AWARDS - NORTH 2024
THEMED PROJECT
OF THE YEAR
- GAUR NYC RESIDENCES



REALTY+ EXCELLENCE AWARDS NORTH 2023
ULTRA LUXURY LIFESTYLE
PROJECT OF THE YEAR
- THE ISLANDS BY GAURS



REALTY+ EXCELLENCE AWARDS NORTH 2023
EXCELLENCE IN
DELIVERY
- GAUR WORLD SMARTSTREET



REALTY+ EXCELLENCE AWARDS NORTH 2022
LUXURY PROJECT
OF THE YEAR
- THE ISLANDS BY GAURS



MAPIC INDIA SHOPPING CENTER AWARDS 2022
BEST MALL FOR LEISURE AND
ENTERTAINMENT - DELHI NCR
- GAUR CITY MALL



SMART CITY EMPOWERING INDIA AWARDS 2020
BEST SMART CITY
DEVELOPER OF THE YEAR
-GAURSONS INDIA



PMAY EMPOWERING INDIA AWARDS 2019
THE MOST WELL PLANNED UPCOMING
PROJECT IN EWS CATEGORY
- GAURS SIDDHARTHAM



CNBC AWAAZ REAL ESTATE AWARDS 2018-19
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT - NORTH ZONE
- GAUR CITY-2



TIMES BUSINESS AWARDS 2019
BEST REAL ESTATE
DEVELOPER OF THE YEAR
- GAURSONS INDIA



CNBC AWAAZ REAL ESTATE AWARDS 2017-18
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT - NATIONAL
- GAUR CASCADES



CNBC AWAAZ REAL ESTATE AWARDS 2017-18
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT - NORTH INDIA
- GAUR CASCADES



NDTV PROPERTY AWARDS 2016-17
BUDGET APARTMENT PROJECT OF
THE YEAR (2017) TIER 1 CITIES
- GAUR CASCADES



NDTV PROPERTY AWARDS 2016-17
BEST TOWNSHIP
PROJECT
- GAUR CITY



CNBC AWAAZ REAL ESTATE AWARDS 2016-17
BEST TOWNSHIP
PROJECT
- GAUR CITY

THE HALLMARKS TO OUR CREDIT



ONGOING RERA REGISTERED PROJECTS

Gaur Mulberry Mansions, Gr. Noida (West)
UPRERAPRJ7057, **UPRERAPRJ4897**
KrishnVilas (3rd Parkview)
Gaur Yamuna City **UPRERAPRJ16103**
Gaurs Siddhartham, Siddharth Vihar,
Ghaziabad **UPRERAPRJ3935**
Victorian Villas (6th Parkview)
Gaur Yamuna City **UPRERAPRJ15838**
16th Parkview Phase-II,
Gaur Yamuna City **UPRERAPRJ6801**
7th Avenue, Phase-II, Gaur City,
Gr. Noida (West) **UPRERAPRJ6695**

14th Avenue Phase-II, Gaur City-2,
Gr. Noida (West) **UPRERAPRJ6742**
Gaur City Mall Ph-II,
Gr. Noida (West) **UPRERAPRJ6934**
Gaurs Runway Suites,
Gaur Yamuna City **UPRERAPRJ351477**
Gaur City Center Ph-II,
Gr. Noida (West) **UPRERAPRJ4780**
Gaurs Platinum Towers (Gaur Sportswood)
Sector-79, Noida **UPRERAPRJ3528**
Aerocity Yamuna, Gaur Yamuna City
UPRERAPRJ42117

Gaur World SmartStreet,
(Formerly known as Gaur World Street)
Gr. Noida (W) **UPRERAPRJ674297**
7th Parkview, Gaur Yamuna City
Sports Villas
Aero Villas
Shri Radhey Kunj
UPRERAPRJ16087
Gaur Lakeshore Villas (1st-A Parkview),
Gaur Yamuna City **UPRERAPRJ574384**
Gaur Waterfront Plots, (1st-B Parkview),
Gaur Yamuna City **UPRERAPRJ235739**



DELIVERED RESIDENTIAL PROJECTS

Gaur Residency, Chander Nagar
Gaur Galaxy, Vaishali
Gaur Heights, Vaishali
Gaur Ganga, Vaishali
Gaur Ganga 1, Vaishali
Gaur Ganga 2, Vaishali
Gaur Green City, Indirapuram
Gaur Green Avenue, Indirapuram
Gaur Green Vista, Indirapuram
Gaur Valerio, Indirapuram
Gaur Homes, Govindpuram

Gaur Homes Elegante, Govindpuram
Gaur Grandeur, Noida
Gaur Global Village, Crossings Republik
Gaur Gracious, Moradabad
Gaur Cascades, Raj Nagar Extn. Ghaziabad
Gaur Saundaryam, Gr. Noida (West)
1st Avenue, Gaur City
4th Avenue, Gaur City
5th Avenue, Gaur City
6th Avenue, Gaur City
10th Avenue, Gaur City-2

11th Avenue, Gaur City-2
12th Avenue, Gaur City-2
16th Avenue, Gaur City-2
Gaur Sportswood, Sector-79, Noida
Gaur Atulyam, Gr. Noida
14th Avenue, Ph-1, Gaur City-2
7th Avenue, Ph-1, Gaur City
2nd Parkview, Gaur Yamuna City
16th Parkview Phase-1, Gaur Yamuna City
32nd Parkview, Gaur Yamuna City



DELIVERED COMMERCIAL PROJECTS

Gaur Plaza, Shalimar Garden, Ghaziabad
Gaur Residency-Gravity, Chander Nagar,
Ghaziabad
Gaur Galaxy-Gravity, Vaishali, Ghaziabad
Gaur Square Govindpuram, Ghaziabad
Gaur Green City-Gravity, Indirapuram,
Ghaziabad
Gaur Homes-Gravity, Govindpuram,
Ghaziabad
Gaur Heights-Gravity, Vaishali, Ghaziabad
Gaur Ganga-Gravity, Vaishali, Ghaziabad
Gaur Ganga-I-Gravity, Vaishali, Ghaziabad
Gaur Ganga-II-Gravity, Vaishali, Ghaziabad
Gaur Green Vista-Gravity, Indirapuram,
Ghaziabad
Gaur Gracious-Gravity, Moradabad
Gaur Global Village-Gravity, NH-24,
Ghaziabad
Gaur Grandeur-Gravity, Sector-119, Noida
Gaur Valerio-Gravity, Indirapuram,
Ghaziabad

Gaur Cascades-Hi-Street, NH-58, Raj
Nagar Extn.
Gaur Biz Park, Indirapuram, Ghaziabad
Gaur Gravity, Indirapuram, Ghaziabad
Gaur City Plaza, Gaur City, Greater
Noida West
Gaur City Galleria, Gaur City, Greater
Noida West
Gaur City Arcade, Gaur City, Greater
Noida West
GYC Galleria, Gaur Yamuna City, Yamuna
Expressway
Gaur Atulyam-Gravity, Gr. Noida
Gaur Saundaryam High-Street,
Gr. Noida (W)
Gaurs Sportswood Arcade, Sec-79, Noida
Gaur City Center Phase-I, Gr. Noida (W)
14th Avenue High Street, Gr. Noida (W)



EDUCATION

Gaurs International School
Gaur City-2, Greater Noida (West)
Junior Wing, Gaur City - 2, Gr. Noida (West)
Gaur Yamuna City, Yamuna Expressway
Gaurs Siddhartham, Siddharth Vihar,
Ghaziabad (Under Development)



RETAIL

Gaur City Mall, Greater Noida (W)
Gaur Central Mall, RDC, Raj Nagar, Ghaziabad



HOTELS

The Gaurs Sarovar Portico, Gaur City,
Gr. Noida West

30+
YEARS OF UNFALTERING
COMMITMENT

70+
SUCCESSFULLY
DELIVERED PROJECTS

45000+
POSSESSIONS
GIVEN (2014-2023)

75000+
DELIVERED
UNITS

100000+
HAPPY
CUSTOMERS

6500000+
SQUARE METER
AREA DEVELOPED

Rera No.:
UPRERAPRJ235739
<https://up-rera.in/projects>



Location Map



SITE OFFICE: SEC-19, YAMUNA EXPRESSWAY, DIST. GAUTAM BUDDH NAGAR (U.P.)
CORPORATE OFFICE: GAUR BIZ PARK, PLOT NO-1, ABHAY KHAND II, INDIRAPURAM, GHAZIABAD - 201014

GAURSONS REALTECH COLLECTION ACCOUNT FOR 1ST - B PARKVIEW

PROJECT COLLECTION ACCOUNT NO.: 070172500000200 | YES BANK LTD | IFSC CODE: YESB0000701
GROUND & FIRST FLOOR, PLOT NO B1, 68, SECTOR 50, NOIDA 201301, UTTAR PRADESH
BRANCH MAIL ID: vaibhav.agarwal@yesbank.in

AFTER SALES CUSTOMER CARE 1800 180 3052

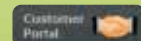


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